



# San Diego City Attorney CASEY GWINN

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## MEDIA RELEASE

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### **SHERMAN HEIGHTS PROPERTY OWNERS FINED FOR SUBSTANDARD HOUSING**

**San Diego, CA (November 22, 2000)** — They maintained substandard housing conditions at their multi-unit apartment complex in Sherman Heights for several years. The units had broken windows, dilapidated flooring, broken bathroom fixtures, and non-working heaters and smoke detectors. The four-unit property had been subdivided illegally into eight units. Now, the owners of this property on K Street have agreed to pay more than \$22,000 in fines, costs, and restitution.

Today, the City Attorney's Code Enforcement Unit reached a mediated settlement with Donald and Celia Henely, the owners of the multi-unit apartment complex at 2101-07 K Street. The City Attorney filed a civil unlawful business practice case against the Henelys, who have owned the property since 1993. The defendants currently own 23 commercial residential properties within the City of San Diego, including 117 rental units. The Henelys' tenants are low income, mostly Spanish speakers.

As part of the settlement, the defendants agreed to pay \$10,000 in civil penalties, \$7,650 in investigative costs, and \$4,800 to the Sherman Heights Community Center, a non-profit organization. The defendants are also enjoined from violating state and local building and housing codes at all of their properties. After the suit was filed, the defendants reconverted the eight-apartment complex into a four-apartment complex.

"This case illustrates that it is important to the City of San Diego that people are provided with acceptable living conditions," City Attorney Casey Gwinn said. The case was investigated by the City of San Diego's Neighborhood Code Compliance Department.

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